

THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: August 15, 2006

PUBLIC NOTICE OF A
DRAFT NEGATIVE DECLARATION
JO: 423813

The City of San Diego Land Development Review Division has prepared a draft Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be received by September 04, 2006 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Marc Cass, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101** or e-mail your comments to <mailto:MCass@sanidiego.gov> with the Project Number in the subject line.

General Project Information:

- Project No. 59006, SCH No. N/A
- Community Plan Area: **Pacific Beach Community Planning Area**
- Council District: **2**

Subject: Grand Avenue Mixed Use: COMMUNITY PLAN AMENDMENT (CPA), LOCAL COASTAL PROGRAM AMENDMENT (LCP), REZONE, COASTAL DEVELOPMENT PERMIT (CDP), MAP WAIVER and VARIANCE to amend the Pacific Beach Community Plan and Local Coastal Program land use plan to change the land use designation from medium-density residential (15-29 units per acre) to commercial. A rezone from RM-2-5/ CC-4-2 to CC-4-2 is also proposed. A Coastal Development Permit would allow the demolition of a single-family residence, detached garage, and the construction of a mixed-use development comprised of three, two-bedroom residential units over a ground-floor commercial unit on a 4,688 square-foot lot. The project site is located at 1042 Grand Avenue in the Pacific Beach Community Planning Area, Coastal Overlay Zone (non-appealable), Parking Impact Overlay Zone, Coastal Height Limitation Overlay Zone and the Local Coastal Program Area. Legal Description: Lot 30 and the easterly half of Lot 31 of Block 230. The site is not included on any Government Code Listing of hazardous waste sites

Applicant: Stanley Simpson

Recommended Finding: The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study.

Availability in Alternative Format: To request this Notice, the Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Marc Cass at (619) 446-5330. The draft Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Laura Black at (619) 446-5112. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/pubnotceqa.html>), and distributed on August 15, 2006.

Robert J. Manis, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Negative Declaration

Project No. 59006

SUBJECT: Grand Avenue Mixed Use; COMMUNITY PLAN AMENDMENT (CPA), LOCAL COASTAL PROGRAM AMENDMENT (LCP), REZONE, COASTAL DEVELOPMENT PERMIT (CDP), MAP WAIVER and VARIANCE to amend the Pacific Beach Community Plan and Local Coastal Program land use plan to change the land use designation from medium-density residential (15-29 units per acre) to commercial. A rezone from RM-2-5/ CC-4-2 to CC-4-2 is also proposed. A Coastal Development Permit would allow the demolition of a single-family residence, detached garage, and the construction of a mixed-use development comprised of three, two-bedroom residential units over a ground-floor commercial unit on a 4,688 square-foot lot. The project site is located at 1042 Grand Avenue in the Pacific Beach Community Planning Area, Coastal Overlay Zone (non-appealable), Parking Impact Overlay Zone, Coastal Height Limitation Overlay Zone and the Local Coastal Program Area. Legal Description: Lot 30 and the easterly half of Lot 31 of Block 230. Applicant: Stanley Simpson.

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego has conducted an Initial Study and determined that the proposed project will not have a significant environmental effect and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above Determination.

- V. MITIGATION, MONITORING AND REPORTING PROGRAM: None Required.
- VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Negative Declaration were distributed to:

City of San Diego

Council District 2
Development Services Department
LDR Planning, Joshua McMurray
LDR Landscape, Carrie McQueen
Plan-Long Range, Melissa Devine
LDR-Environmental, Allison Sherwood

Development Project Manager, Laura Black
City Attorney's Office, Shirley Edwards

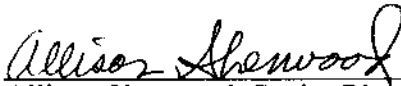
Others

Stanley Simpson
David Barber
Pacific Beach Town Council (374)
Pacific Beach Community Planning Committee (375)
Crown Point Association (376)
Pacific Beach Historical Society (377)

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Negative Declaration and any Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Allison Sherwood, Senior Planner
Development Services Department

August 15, 2006
Date of Draft Report

Date of Final Report

Analyst: **Cass**

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-6460

INITIAL STUDY
Project No. 59006

SUBJECT: Grand Avenue Mixed Use; COMMUNITY PLAN AMENDMENT (CPA), LOCAL COASTAL PROGRAM AMENDMENT (LCP), REZONE, COASTAL DEVELOPMENT PERMIT (CDP), MAP WAIVER and VARIANCE to amend the Pacific Beach Community Plan and Local Coastal Program land use plan to change the land use designation from medium-density residential (15-29 units per acre) to commercial. A rezone from RM-2-5/ CC-4-2 to CC-4-2 is also proposed. A Coastal Development Permit would allow the demolition of a single-family residence, detached garage, and the construction of a mixed-use development comprised of three, two-bedroom residential units over a ground-floor commercial unit on a 4,688 square-foot lot. The project site is located at 1042 Grand Avenue in the Pacific Beach Community Planning Area, Coastal Overlay Zone (non-appealable), Parking Impact Overlay Zone, Coastal Height Limitation Overlay Zone and the Local Coastal Program Area. Legal Description: Lot 30 and the easterly half of Lot 31 of Block 230. Applicant: Stanley Simpson.

I. PURPOSE AND MAIN FEATURES:

The proposed project is a Community Plan Amendment (CPA), Local Coastal Program Amendment (LCP), Rezone, Coastal Development Permit (CDP), Map Waiver and Variance to be considered by the City Council (Process 5), which would allow the demolition of a 787 square-foot single-family residence and a 200 square-foot detached garage; the construction of a 7,744 square-foot, three-level, mixed-use development comprised of three, two-bedroom residential units over ground-floor commercial space and covered parking on a 4,688 square-foot lot. The ground-level commercial would consist of 863 square-feet of commercial space.

The site is currently split-zoned RM-2-5 (Residential-Multiple Units) and CC-4-2 (Commercial-Community). The Rezone would change the underlying zone to CC-4-2, which would allow for the proposed mixed-use development. The proposed amendment to the community plan would amend the current land use designation from residential to commercial.

The three, two-bedroom, two-bathroom, residential units would range in size from 1,485 square-feet to 1,961 square-feet. The 868 square-feet of commercial space would be at the ground-level and front Grand Avenue. Eight parking spaces would be provided at ground-level. The site is not located within the Tandem Parking Overlay Zone; however, a variance is being proposed to allow tandem parking. A second variance is being proposed to allow residential parking within the front 50 feet of the lot. Vehicular access to the site would be from the alley.

The subject site is located within the Coastal Overlay Zone and would be in compliance with the 30-foot coastal height limitation. Landscaping would conform to the City's Landscape Technical Manual and would include the following: Flowering Perennial

Accent Shrubs, Mat-forming Evergreen groundcover and Dense Evergreen narrow Canopy Trees. An external stairway would connect the all levels of each unit.

II. ENVIRONMENTAL SETTING:

The previously developed 0.10-acre site is located at 1042 Grand Avenue in the Pacific Beach Community Planning Area. The Pacific Beach Community Plan designates the subject property for medium-density residential at 15-29 dwelling units per acre. Surrounding land uses include multi-family to the northeast, and commercial to the southwest.

The subject property is split zoned with RM-2-5 (permits a maximum density of 1 dwelling unit for each 1,750 square-feet) and CC-4-2 (intended to accommodate development with high intensity, strip commercial characteristics). Surrounding zones consist primarily of commercial to the northwest and residential to the southeast.

The proposed development site is located within an existing urbanized area currently served by police, fire, and emergency medical services. The location of the proposed development is approximately three blocks (0.3 miles) from City of San Diego's Fire Station 21 which is located at 750 Grand Avenue. The response time is approximately 1.5 minutes. The site would be serviced by the Police Department's Northern Division. This proposed development would not effect response times since the area is already served.

The subject property is developed with a single-family residence and a detached garage. No biological resources are present on-site. The project site is not located within or adjacent to the Multi-Habitat Planning Area (MHPA). The project site is located within the Pacific Beach Community Planning Area, Coastal Overlay Zone (non-appealable), Parking Impact Overlay Zone, Coastal Height Limitation Overlay Zone and the Local Coastal Program Area. The site is relatively flat with an average Above Mean Sea Level (AMSL) of approximately 27 feet.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

*The following environmental issues were considered in depth during the environmental review of the project and determined **NOT** to be potentially significant: **Geology, Air Quality, Noise, and Water Quality.***

Geology/Soils

The project site is located in a seismically active region of California, and therefore, the potential exists for geologic hazards, such as earthquakes and ground failure. However, no faults have been mapped on site (City of San Diego 1974). Because the site is currently developed and seismic considerations were required in the existing building design, the impacts to the existing structures would likely be minimal. Proper engineering design of all new structures would ensure that the potential for geologic impacts from regional hazards would be insignificant.

Air Quality

The project is proposing to demolish a single-family residence and a detached garage which may contain asbestos and lead-based paint and if so, could potentially pose a risk to human health and public safety. While the City of San Diego does not have permitting authority over the handling of hazardous material, all demolition activities must be conducted in accordance with the San Diego County Air Pollution Control District (SDAPCD) Rules 361.140 through 361.156 and the California Code of Regulations Title 8 and 17 regarding the handling and disposal of Asbestos-containing materials and Lead-based paints, respectively.

The SDAPCD requires a project follow special procedures during demolition, renovation, and removal of asbestos containing material. In addition, the SDAPCD must be notified in writing at least 10 days in advance of any demolition regardless of whether any asbestos is present or not. Failure to meet these requirements would result in the issuance of a Notice of Violation.

If the testing shows the presence of asbestos or lead-based paints, then proper precautions must be made during the removal and disposal of asbestos or lead-based paint containing materials. The removal and disposal of these materials is regulated by state agencies (Cal-OSHA and Cal-EPA), the SDAPCD, and the County of San Diego Department of Environmental Health (DEH). These agencies ensure that the demolition crew, adjacent residents, or other individuals are not exposed to these hazardous building materials.

Because the above-mentioned State and County agencies oversee asbestos and lead-based paint removal, and it is required of the applicant to notify these agencies prior to any demolition activities as per state and county law, human health and public safety impacts due to the demolition of the on-site structures would be below a level of significance. Notice to the SDAPCD would be a permit condition; therefore, permit issuance would preclude a significant impact to health and safety.

Noise

Projects are analyzed for the amount of noise the project would generate and for the amount of noise affecting the project. The intended use of the project would not result in the generation of noise, except during temporary construction which is regulated by SDMC section 59.5.0404.

With regards to noise affecting the project, the main sources of noise would be from the traffic on Grand Avenue. In order to assess noise impacts, a noise analysis titled, *"External Noise Environment study for the three story mixed-use commercial/residential building located at 1042 Grand Avenue in Pacific Beach, San Diego CA*, was prepared by Dr. Penzes & Associates and dated April 24, 2006. The report analyzed the potential noise impacts to the proposed mixed-use development and is summarized herein.

Multi-family residential units are limited to an interior noise standard of 45dB and an exterior noise standard of 65 dB for any required usable space. Standard construction would result in an interior reduction of 15 dB. The 45dB noise level would have to be demonstrated in order for building permits to be issued.

With regards to exterior open space, a noise calculation and measurement was performed at the south side of the existing building (facing Grand Avenue). The noise measurements were calculated at 68 dBA CNEL. Noise in excess of 65 dBA would be considered a significant impact, unless mitigated. The project proposes to satisfy the

requirements of private exterior usable open space by providing decks for all of the units between each of the units. As such, the private exterior open space would be shielded from the traffic noise on Grand Avenue by the building. Therefore, project implementation would not result in potential significant noise impacts.

Water Quality

The project would result in the following potential pollutants: Sediments, Nutrients, Trash and Debris, Oxygen Demanding Substances (including solvents), Oil and grease, pesticides (including solvents), organic compounds and bacteria and viruses.

In order to address the pollutants of concern Permanent Storm Water Best Management Practice's (Site design BMPs and Source control BMPs) would be implemented. Site design BMPs would include the following: Minimization of footprint; No natural vegetation that exists would be conserved; walkways and driveways would be constructed with permeable concrete and are as narrow as allowed by codes and staff requirements; Rooftop runoff would be directed onto pervious driveway and not routed directly to the roadway. Source control BMPs would include the following: Project would stencil of all storm drain connected to the property with "No Dumping" signs; Project would provide trash enclosures paved with impervious surface designed not to allow run-on from adjoining areas; A landscaping irrigation system would be implemented to employ rain shutoff devises to prevent irrigation after precipitation such as shutoff valves triggered by a drop in pressure to control water loss in the event of broken water lines. The project would also be required to comply with construction BMPs such as fiber rolls and silt fencing to prevent sediment ingress and discharge and the use of stabilized construction entrances/exits to sediment tracking.

Proper engineering controls and best management practices as outlined above and in accordance with the San Diego Municipal Code Chapter 14, Article 2, Division 1 (Grading Regulations) and Division 2 (Storm Water Runoff Control and Drainage Regulations), and Chapter 4, Article 3, Division 3 (Stormwater Management and Discharge Control) would minimize water runoff and soil erosion during excavation/construction activities. The resultant discharge from the site would then be substantially free of pollutants and sediments to the maximum extent practicable. Therefore, compliance with the outlined BMP's in the Water Quality Technical Report would preclude any potential impacts to below a level of significance.

V. RECOMMENDATION:

On the basis of this initial evaluation:

 X The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.

 Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.

 The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

PROJECT ANALYST: Cass

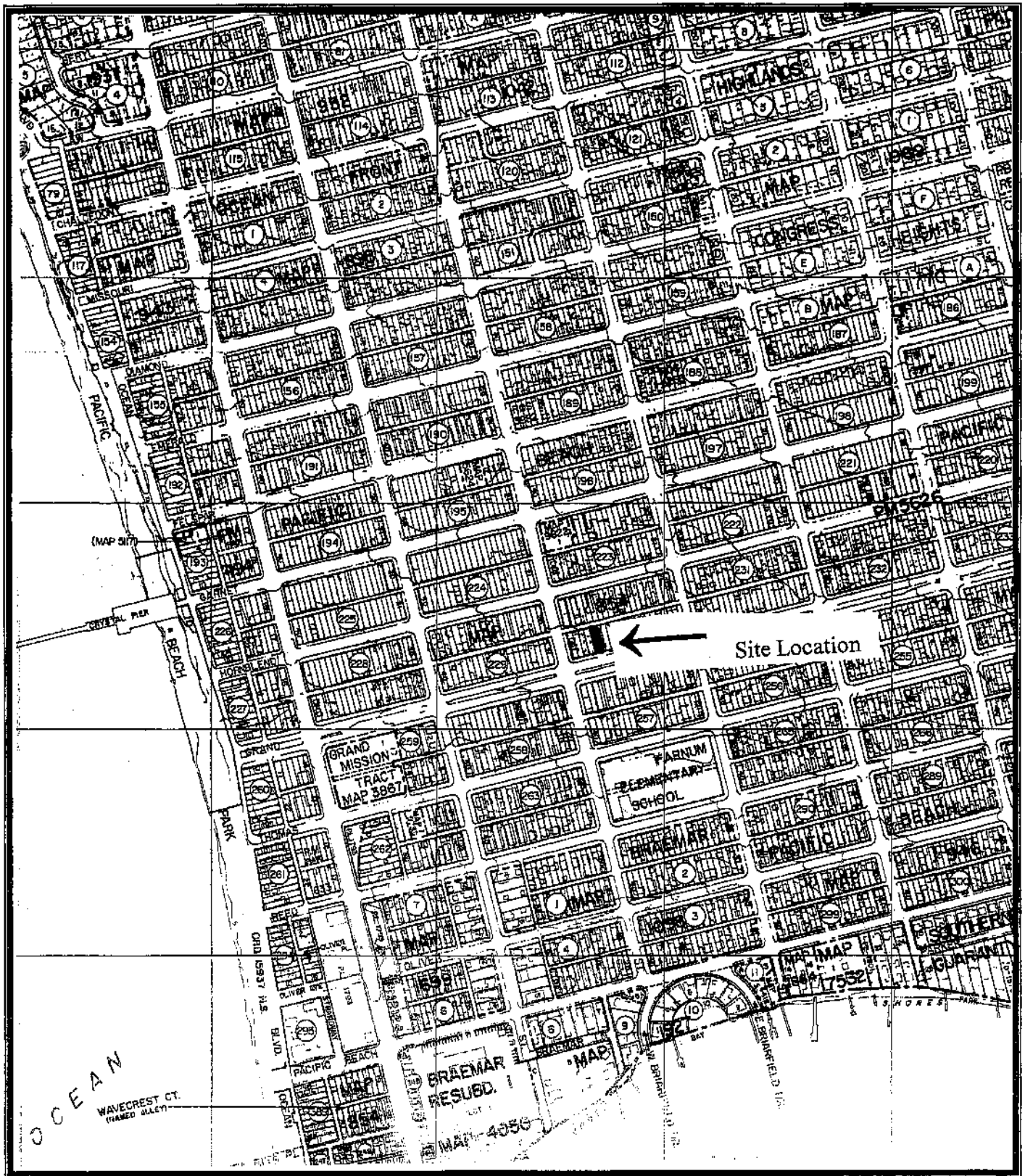
Attachments:

Figure 1: Location Map

Figure 2: Site Plan

Figure 3: Elevations

Initial Study Checklist



Grand Avenue Mixed Use

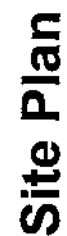


Location Map

Environmental Analysis Section Project No. 59006
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

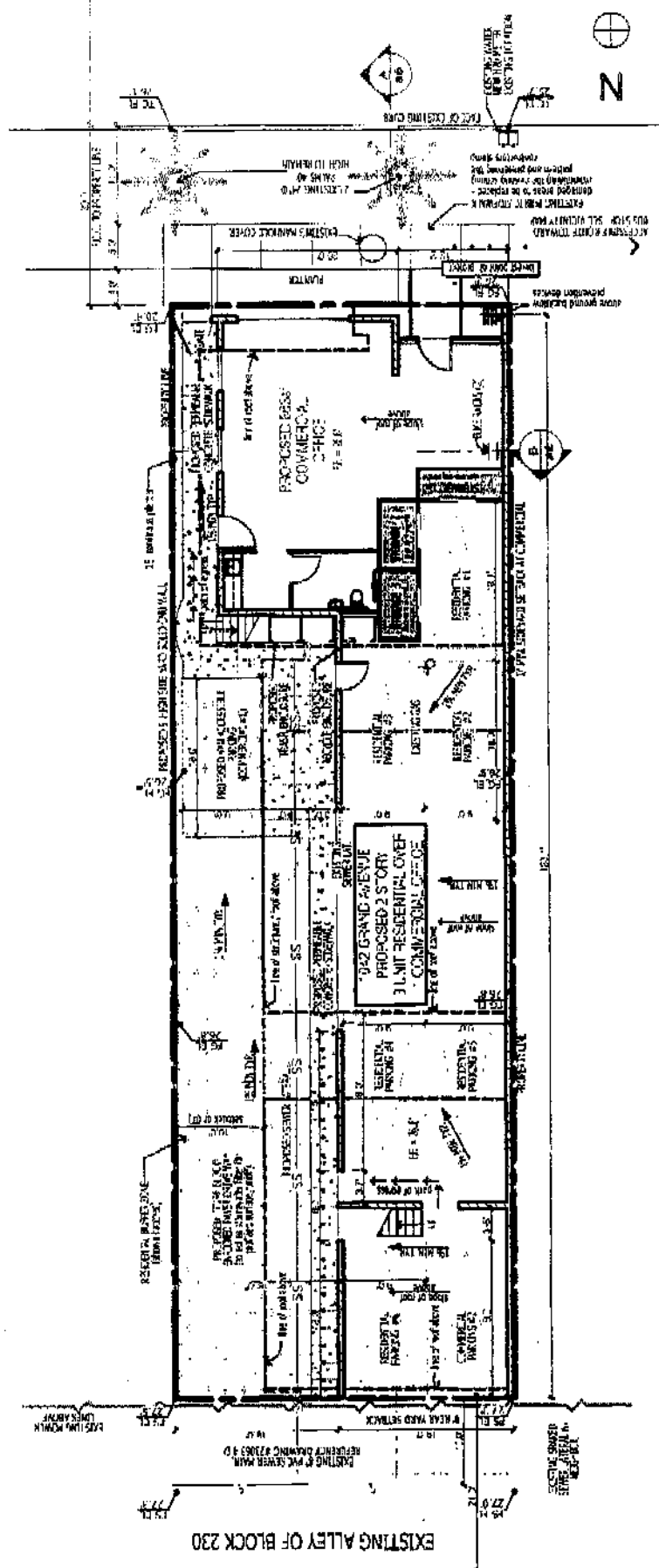
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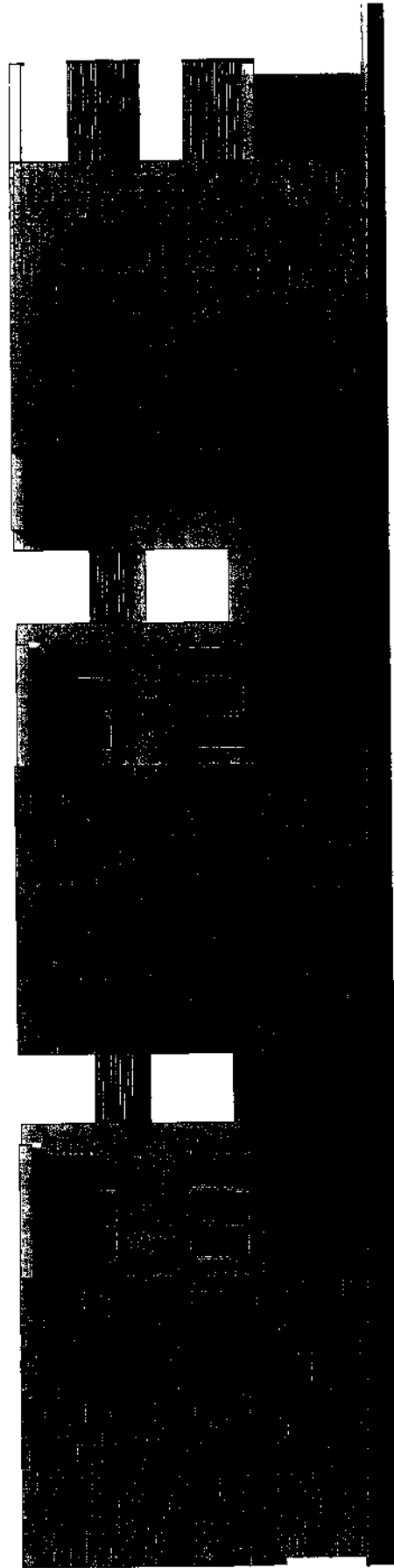
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Environmental Analysis Section - Project No. 59006
CITY OF SAN DIEGO · DEVELOPMENT SERVICES

Figure 2





West Elevation

scale: $\frac{1}{8}" = 1'-0"$



Elevations
Environmental Analysis Section - Project No. 59006
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

3

Initial Study Checklist

Date: 8/9/2006

Project No.: 59006

Name of Project: Grand Avenue Mixed Use

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- A. The obstruction of any vista or scenic view from a public viewing area? — — √
No such vista or scenic view would be obstructed, nor was such a view identified in the Pacific Beach Community Plan.
- B. The creation of a negative aesthetic site or project? — — √
The project would conform with surrounding development. As such, no negative aesthetic site would result from project implementation.
- C. Project bulk, scale, materials, or style which would be incompatible with surrounding development? — — √
The proposed mixed-use project would be consistent with the surrounding development in terms of bulk, scale, materials, and style.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Substantial alteration to the existing character of the area? <u>The proposed project is a mixed-used residential and commercial development. Abutting both sides of the project site are residential structures.</u>	—	—	<u>√</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>The site is not adjacent to any habitat type. There are no distinctive or landmark tree(s), or a stand of mature trees on the site.</u>	—	—	<u>√</u>
F. Substantial change in topography or ground surface relief features? <u>A minimal amount of ground disturbance would occur. However, no substantial change in topography or ground surface would result.</u>	—	—	<u>√</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No loss, covering, or modification of any of the above mentioned geologic or physical features would occur.</u>	—	—	<u>√</u>
H. Substantial light or glare? <u>The project would be regulated by the City Municipal Code's Outdoor Lighting Regulations section 142.0740. Lighting would not be allowed to spill onto adjacent properties and late night lighting would be regulated by automatic timers. The project would not produce a substantial amount of light or glare.</u>	—	—	<u>√</u>
I. Substantial shading of other properties? <u>No such effect would occur. See I-A.</u>	—	—	<u>√</u>

Yes Maybe No

II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:

- A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state?

— — √

The project site is on urban land that has been heavily disturbed and has supported previous development. No known mineral resources are present.

- B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land?

— — √

The project site is located within a developed, urbanized area.

III. AIR QUALITY – Would the proposal:

- A. Conflict with or obstruct implementation of the applicable air quality plan?

— — √

The project would not create a substantial amount of ADTs, nor would there be significant stationary source emissions. Therefore, the project would not conflict with or obstruct implementation of the applicable air quality plan.

- B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

— — √

See III-A.

- C. Expose sensitive receptors to substantial pollutant concentrations?

— — √

See III-A.

- D. Create objectionable odors affecting a substantial number of people?

— — √

See III-A.

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>E. Exceed 100 pounds per day of Particulate Matter 10 (dust)?</p> <p><u>There is a potential for the creation of dust particulate during construction and demolition activities. However, the City Municipal Code requires dust suppression measures be implemented during construction activities. Notice would be required to be provided to the San Diego Air Pollution Control District prior to demolition. See Initial Study Discussion.</u></p>	—	<u>√</u>	—
<p>F. Alter air movement in the area of the project?</p> <p><u>The existing single-family residence and garage would be demolished and the multi-family and commercial development erected in its place. Air movement would not be substantially altered. See III-A.</u></p>	—	—	<u>√</u>
<p>G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally?</p> <p><u>See III-A.</u></p>	—	—	<u>√</u>
IV. BIOLOGY – Would the proposal result in:			
<p>A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals?</p> <p><u>There are no such species of plants or animals on or adjacent to the project site.</u></p>	—	—	<u>√</u>
<p>B. A substantial change in the diversity of any species of animals or plants?</p> <p><u>See IV-A.</u></p>	—	—	<u>√</u>
<p>C. Introduction of invasive species of plants into the area?</p> <p><u>Proposed project landscaping would conform to the City of San Diego's approved plant species and invasive species would not be introduced into the area.</u></p>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>No such corridors exist on or adjacent to the project site.</u>	—	—	<u>√</u>
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See IV-A.</u>	—	—	<u>√</u>
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>There are no wetlands on-site.</u>	—	—	<u>√</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>Project site is not within or adjacent to the MHPA. See IV-A.</u>	—	—	<u>√</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>The proposed mixed-use development would not use excessive amounts of fuel or energy.</u>	—	—	<u>√</u>
B. Result in the use of excessive amounts of power? <u>See V-A.</u>	—	—	<u>√</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	—	<u>√</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>The proposed project lies within Geologic Hazard Zone 52, a zone characterized with as a favorable geologic structure with a low risk for geologic hazards. See Initial Study discussion.</u>			
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>The proposed project would be in compliance with the City's Storm Water Regulations.</u>	—	—	<u>√</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI-A.</u>	—	—	<u>√</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>The proposed project is within the historical sensitivity map boundaries; however, the site is has been previously developed and the project does not propose any grading. As such, the project would not result in potential impacts to archaeological finds.</u>	—	—	<u>√</u>
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>The demolition of the single-family residence would not result in a significant effect to a designated historical structure, object or site.</u>	—	—	<u>√</u>
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See VII-B.</u>	—	—	<u>√</u>
D. Any impact to existing religious or sacred uses within the potential impact area? <u>No such potential exists on-site. See VII-A.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>See VII-A.</u>	—	—	<u>√</u>
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>The site does not have any previously documented contamination, and would therefore not result in any known health hazard.</u>	—	—	<u>√</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>The proposed project is a mixed-use development that does not propose the use, disposal or transport of any hazardous materials.</u>	—	—	<u>√</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See VIII-A and B.</u>	—	—	<u>√</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The project would have multiple entry/exits and streets would accommodate fire equipment trucks. No such impairment is anticipated.</u>	—	—	<u>√</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>The site is not listed on the County's DEH SAM case listing.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII-A and B.</u>	—	—	<u>√</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>The project is subject to Standard Best Management Practices. The project would have to incorporate site design and source control Best Management Practices. See Initial Study discussion.</u>	—	<u>√</u>	—
B. An increase in impervious surfaces and associated increased runoff? <u>Although impervious surfaces would increase, Standard BMP's would preclude any significant impact.</u>	—	—	<u>√</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>See IX-A. and -B.</u>	—	—	<u>√</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(d) list)? <u>See IX-A. and -B.</u>	—	—	<u>√</u>
E. A potentially significant adverse impact on ground water quality? <u>See IX-A. and -B.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX-A. and -B.</u>	—	—	<u>√</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The project proposes a community planned amendment to commercial designation, which would allow the mixed-use development.</u>	—	—	<u>√</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>See X-A.</u>	—	—	<u>√</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>The project does not conflict with any such plans. See X-A.</u>	—	—	<u>√</u>
D. Physically divide an established community? <u>The project would not divide an established community.</u>	—	—	<u>√</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>Project is not within any airport CLUP.</u>	—	—	<u>√</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>The project is a mixed-use development that would not emit noise to the extent that a</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<u>significant increase in the ambient noise level would occur.</u>			
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>An Acoustical Analysis was prepared and submitted for the project. See Initial Study Discussion.</u>	—	<u>√</u>	—
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>See XI-B.</u>	—	<u>√</u>	—
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>The project does not propose any grading. As such, no impacts to paleontological resources would occur.</u>	—	—	<u>√</u>
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The project would not induce substantial population growth through business or housing development.</u>	—	—	<u>√</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>The project would replace a single-family residence with three two-bedroom units over a commercial level. Therefore, a substantial displacement would not occur.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>See XIII-A and -B.</u>	—	—	<u>√</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>Proposed project would be developed in an urbanized area and is not anticipated to have a significant affect on fire protection. Fire Protection would be available to the new development.</u>	—	—	<u>√</u>
B. Police protection? <u>Police protection would be available to the new development.</u>	—	—	<u>√</u>
C. Schools? <u>The project would not have a significant impact on schools.</u>	—	—	<u>√</u>
D. Parks or other recreational facilities? <u>No effect would occur.</u>	—	—	<u>√</u>
E. Maintenance of public facilities, including roads? <u>Maintenance of public facilities would not be affected with the project being developed.</u>	—	—	<u>√</u>
F. Other governmental services? <u>No effect would occur. See XIV-A.</u>	—	—	<u>√</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The project would not have an affect on recreational resources.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>No such adverse effects would occur.</u>	—	—	<u>✓</u>

XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:

A. Traffic generation in excess of specific/ community plan allocation? <u>Traffic generation due to the project is not anticipated to be significant and would not exceed the Pacific Beach Community Plan's recommended allowance.</u>	—	—	<u>✓</u>
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B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>See XVI-A.</u>	—	—	<u>✓</u>
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C. An increased demand for off-site parking? <u>The project would not increase the demand for off-site parking.</u>	—	—	<u>✓</u>
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D. Effects on existing parking? <u>The project would have no effect on existing parking.</u>	—	—	<u>✓</u>
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E. Substantial impact upon existing or planned transportation systems? <u>The proposed project would not affect existing or planned transportation systems.</u>	—	—	<u>✓</u>
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F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>Public access to any such areas would not be impacted.</u>	—	—	<u>✓</u>
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G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non-standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>The project would be designed to engineering standards. No such impacts would result.</u>	—	—	<u>✓</u>
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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>It is not anticipated that the project would create any conflicts with such adopted transportation policies, plans, or programs.</u>	—	—	<u>√</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>The proposed project would not require new systems or substantial alterations to existing natural gas utilities.</u>	—	—	<u>√</u>
B. Communications systems? <u>No new systems or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>
C. Water? <u>No new systems or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>
D. Sewer? <u>No new systems or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>
E. Storm water drainage? <u>Storm Water drainage would be developed and maintained in accordance with the City's Storm Water Guidelines. No new or substantial alterations would be required.</u>	—	—	<u>√</u>
F. Solid waste disposal? <u>No new systems or substantial alterations would be required. See XVII-A.</u>	—	—	<u>√</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>Project would not use excessive amounts of water.</u>	—	—	<u>√</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping would be consistent with the City's Landscaping Regulations.</u>	—	—	<u>√</u>

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>No sensitive vegetation exists on-site. The project does not have the potential to affect any of the above.</u>	—	—	<u>√</u>
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B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>Project is consistent with the long-term vision and would not achieve short-term goals to the disadvantage of long-term goals.</u>	—	—	<u>√</u>
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C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>The project would not contribute to significant cumulative impacts.</u>	—	—	<u>√</u>
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	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly?			<u>✓</u>
<u>The proposed project would not cause substantial adverse environmental effects on human beings, either directly or indirectly.</u>			

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

___ City of San Diego Progress Guide and General Plan.

√ Community Plan.

√ Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

___ City of San Diego Progress Guide and General Plan.

√ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

___ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

___ Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

___ Site Specific Report: _____.

III. Air

___ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

√ Regional Air Quality Strategies (RAQS) - APCD.

___ Site Specific Report:

IV. Biology

___ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

___ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

√ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

- ___ Community Plan - Resource Element.
- ___ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- ___ California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- ___ City of San Diego Land Development Code Biology Guidelines.
- ___ Site Specific Report:

V. Energy N/A

VI. Geology/Soils

- √ City of San Diego Seismic Safety Study.
- ___ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- ___ Site Specific Report:

VII. Historical Resources

- √ City of San Diego Historical Resources Guidelines.
- √ City of San Diego Archaeology Library.
- ___ Historical Resources Board List.
- √ Pacific Beach Community Plan
- ___ Site Specific Report: _____.

VIII. Human Health / Public Safety / Hazardous Materials

- √ San Diego County Hazardous Materials Environmental Assessment Listing, 2004.
- ___ San Diego County Hazardous Materials Management Division

- ☐ FAA Determination
- ☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- ☒ Airport Comprehensive Land Use Plan.
- ☐ Site Specific Report:_____.

IX. Hydrology/Water Quality

- ☒ Flood Insurance Rate Map (FIRM).
- ☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- ☒ Clean Water Act Section 303(d) list, dated July, 2003, http://www.swrcb.ca.gov/tmdl/303d_lists.html).

X. Land Use

- ☒ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ Airport Comprehensive Land Use Plan
- ☒ City of San Diego Zoning Maps
- ☐ FAA Determination

XI. Noise

- ☐ Community Plan
- ☐ San Diego International Airport - Lindbergh Field CNEL Maps.
- ☐ Brown Field Airport Master Plan CNEL Maps.
- ☐ Montgomery Field CNEL Maps.
- ☒ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

- ___ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ___ City of San Diego Progress Guide and General Plan.
- ☒ Site Specific Report: *"External Noise Environment study for the three story mixed-use commercial/residential building located at 1042 Grand Avenue in Pacific Beach"* dated April 24, 2006.

XII. Paleontological Resources

- ☒ City of San Diego Paleontological Guidelines.
- ☒ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.
- ___ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.
- ___ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.
- ___ Site Specific Report:_____.

XIII. Population / Housing

- ___ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ___ Series 8 Population Forecasts, SANDAG.
- ___ Other:_____.

XIV. Public Services

- ___ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.

XV. Recreational Resources

- ___ City of San Diego Progress Guide and General Plan.

- ☒ Community Plan.
- ☐ Department of Park and Recreation
- ☐ City of San Diego - San Diego Regional Bicycling Map
- ☐ Additional Resources:_____.

XVI. Transportation / Circulation

- ☐ City of San Diego Progress Guide and General Plan.
- ☒ Community Plan.
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG.
- ☐ Site Specific Report:

XVII. Utilities

- ☒ Community Plan

XVIII. Water Conservation N/A

- ☐ Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.